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sneddons S.S.C.
solicitors & estate agents



70 Allison Gardens, Blackridge

Offers Over £153,000

- Detached Bungalow
- 2 Double Bedrooms
- Modern Fitted Kitchen
- Bathroom with Separate Shower
- Solar Panels
- Gas Central Heating
- Off Street Parking
- Early Viewing Advised



70 Allison Gardens, Blackridge

Description

Sneddons are delighted to bring to the market this fantastic 2 bedroom detached bungalow situated on a spacious corner plot, within the popular Southvale Homes development in the village of Blackridge. This lovely bungalow is in walk in condition and will suit a variety of buyers including the less mobile and retirees. The property has solar panels, gas central heating, triple glazing, fresh neutral decor and off street parking. A property of this standing is rare to the market so early viewing is advised.

Accommodation

The accommodation is entered from the front into the warm and welcoming hallway that has two built in storage cupboards. The spacious and naturally bright lounge overlooks the rear garden. The modern and stylish breakfasting kitchen has ample wall and base units, complementary work tops, four ring gas hob and electric oven. The fridge freezer is integrated. There are two double bedrooms, bedroom one has built in wardrobes. The family bathroom has a bath and a separate shower unit.

Outside

Externally to the rear is an enclosed garden primarily laid to lawn. To the front is a small garden also laid to lawn. A monoblocked driveway gives off street parking for two cars.

Local Area

The former mining village of Blackridge lies approximately 3 miles west of Armadale and has shops, a health centre and local Primary School to meet everyday needs. The village also has a railway station (opened in 2010) providing services to Edinburgh, Glasgow and many towns in between. Armadale has a greater range of shops and more extensive shopping facilities are available in nearby Bathgate and Livingston. There are regular local bus services. The property is conveniently placed for the M8 motorway, which provides for easy access to both Edinburgh and Glasgow. Recreational needs are more than adequately catered for by way of nearby golf courses, swimming pools and health centres and with the surrounding countryside allowing for leisurely walks.

Lounge

3.60m x 4.1m (11'10" x 13'5")

Kitchen

4.27m x 3.12m (14'0" x 10'3")

Bedroom 1

3.00m x 3.12m (9'10" x 10'3")

Bedroom 2

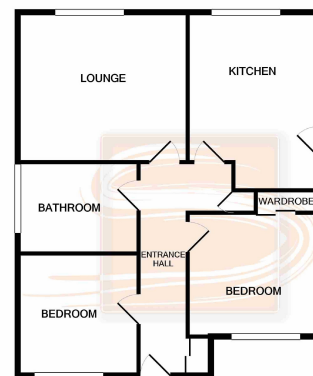
2.94m x 2.93m (9'8" x 9'7")

Bathroom

2.19m x 2.93m (7'2" x 9'7")


Contact Us

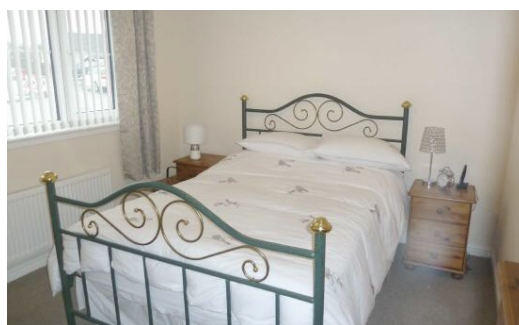
To arrange a viewing or for further details please call 01506 826232 or email property@sneddons.com.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropac 6.0.119

Energy Efficiency Rating		Current	Potential	
Very energy efficient - lower running costs				
(92-100)	A	83	85	
(81-91)	B			
(69-80)	C			
(55-68)	D			
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
Scotland		EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential	
Very environmentally friendly - lower CO ₂ emissions				
(92-100)	A	85	87	
(81-91)	B			
(69-80)	C			
(55-68)	D			
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not environmentally friendly - higher CO ₂ emissions				
Scotland		EU Directive 2002/91/EC		



Sneddons for themselves and their clients the owners, give notice that while these particulars are believed to be correct their accuracy is not warranted. All measurements are approximate only. Interested parties are advised to satisfy themselves as to all details and sizes of the property prior to submitting any offer. These particulars are for information only and are not intended to, nor shall they, form part of any contract relative to the property.

If you have a property to sell then why not take advantage of our FREE VALUATION service - contact us for a no obligation appraisal of your property.



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